



DEPARTMENT OF
COMMUNITY DEVELOPMENT

Planning Division	(530) 274-4330
Building Division	(530) 274-4340
Code Enforcement	(530) 274-4348
Redevelopment Agency	(530) 274-4714

RECEIVED

DEC 29 2005

DIV. OF HOUSING
POLICY DEVELOPMENT HCD

December 28, 2005

Cathy E. Creswell, Deputy Director
Department of Housing and Community Development
Division of Housing Policy Department
PO Box 952053
Sacramento, CA 94252-2053

Dear Ms. Creswell:

The City of Grass Valley is submitting its Annual Housing Element Update for the period of January 1, 2004 – December 31, 2004. The review examines the progress made in meeting the City's regional housing need including a status report on the Action Plans identified in the 2003 – 2009 Housing Element and the accomplishments that were made by the City.

Even though the City's Housing Element was not approved by the State Department of Housing and Community Development until April 2004, several programs were ongoing and achievements have been made in working toward providing housing opportunities for various income groups during the 2004 year.

The City is looking forward to the Workforce Housing Incentive Grant Program application and believes the submittal of this Housing Element Update will satisfy one of the requirements to be eligible for grant funds.

If you have any questions, please give me a call at (530) 274-4330.

Sincerely,

Joe C. Heckel
Community Development Director

City of Grass Valley
Annual Housing Element Update
1/1/04 -12/31/04

Jurisdiction: City of Grass Valley

Address: 125 East Main Street
Grass Valley, CA 95945

Contact: Joe C. Heckel, Community Development Director

Phone: (530) 274-4330

A. Progress in meeting Regional Housing Need

1. Total number of new housing permits issued
Single Family Dwelling: 26
Multi Family Dwelling: 55
2. Describe the affordability, by income level, of new units including the number of deed restricted affordable housing unit.

52 Multi Family Dwelling Units

11-units are set aside for very low income and 41-units are set aside for low income. The deed restrictions are for 55 years.

3. Compare units added to regional housing need allocation by income category (very low, lower, moderate, and above moderate)

Goals	Very Low	Low	Moderate	Above Moderate
Regional Housing Allocation	274	261	333	580
2003 Units Developed	80	1	0	116
2004 Units Developed	11	41	0	29

**City of Grass Valley
Annual Housing Element Update
1/1/04 -12/31/04**

B. The effectiveness of the housing element in attainment of the community's housing goals and objectives

1. Program-by-program status report relative to implementation schedule from each program in the housing element; describe actions taken to implement each program.

PROGRAM 1 - Provide Adequate Sites for Housing

As land is annexed, the City shall utilize one or more of the following options: 1) apply an appropriate zoning category or categories that reflects environmental conditions and development needs; 2) encourage the incorporation of mixed-uses to all areas being evaluated for annexation; 3) work with property owners to prepare a specific plan containing project specific development standards; or 4) apply a planned unit development overlay zone designation to permit variation from the strict application of zoning standards. These options reflect historic City practices in annexing land since the adoption of the 1993 Housing Element.

TIMEFRAME: Current and ongoing, 2003-2009

ACHIEVEMENT: *In 2004, the City annexed 212.12 acres of land. This consisted of seven different annexation applications. Most of the annexed land was developed. The City processes annexations based on the Sphere of Influence Plan or individual requests for annexation and does not prioritize them by potential land use density. However, when land is annexed, the City is consistent with the General Plan and consistent with the Program Actions recommended in the Housing Element.*

Several large site annexations are still pending. These developments are being processed through the entitlement phase as planned developments and/or specific plans, which are similar processes.

Although there were no specific plans submitted in 2004, when such submittal does occur, the City pre-zones areas prior to annexations based on the General Plan designations, which alleviates the need for later rezoning of property.

PROGRAM 2 - Flexible Development Standards and Mixed Use Developments

The City shall encourage creative approaches to meeting housing needs through a planned development process and allowances for mixed-use development,

such as housing over street-level commercial uses in the Downtown area and mixed use developments in annexation projects, when such developments can contribute to the City's balance of housing in relation to jobs or provide affordable housing for low- and moderate-income households. The City will promote opportunities for creative development in pre-application and pre-annexation meetings with applicants, information to be distributed at the Community Development Department public counter, and a website link to the Community Development Department (which includes Redevelopment Agency programs).

TIMEFRAME: Current and ongoing, 2003-2009

ACHIEVEMENT: *The City has continued to encourage creative approaches to meeting housing needs and is currently working with a consultant to review the existing Zoning Ordinance and develop a new Development Code which will include opportunities for mixed use developments. In addition, the City Council approved the use of \$40,000 in Redevelopment funds to prepare a Master Plan for the businesses fronting South Auburn Street. The study will be completed in 2005. The City has continued to provide information on development regulations, Planned Unit Development and General Plan information at the front counter. In 2003, the City approved two mixed-use projects containing 67 apartments and duplexes and commercial uses. In 2004, the City approved one mixed-use project which included 4 apartments and a commercial use.*

PROGRAM 3 - Reduce Regulatory Barriers to Affordable Housing

The City shall review and revise its zoning standards and permit process to encourage the production of ownership housing for moderate-income households and to assure that zoning requirements do not unreasonably impact low-income households and to assure that zoning requirements do not unreasonably impact low-income housing proposals.

TIMEFRAME: Adopt zoning revisions by December 2005

ACHIEVEMENT: *The City allows interested developers to receive density bonuses on a project-by-project basis; however, the City did not have an opportunity to use its Density Bonus Program in 2004. A section of the revised Zoning Ordinance will address density bonuses. Although the City has not received an application for a mixed-use project within the sphere of the Downtown Strategic Plan in 2004, when a mixed-use project is submitted, the City will review its current parking with the ability to reduce the parking standards. In 2004, through the use of Planned Unit Developments (PUD), the City approved three projects with the following affordability requirements: 5 Very Low Income Units, 15 Low Income Units, and 6 Moderate Income Units.*

The City has hired a consultant to review the existing Zoning Ordinance and

develop a new Development Code which will include information on: 1) community care facilities in residential zones, 2) language regarding mobile home parks, 3) transitional housing, 4) residential zones and 5) placement of structures and modifications in yards.

After the adoption of the state law regarding second units went into effect, the City has adopted an administrative policy to comply with the state law. Although there is no formal policy for "fast tracking" affordable housing proposals, the City has worked to expedite affordable housing projects.

PROGRAM 4 - Implement General Plan Policies

The City shall continue to implement General Plan policies that encourage efficient use of unconstrained land and a healthy economic base.

TIMEFRAME: Current and ongoing, 2003-2009

ACHIEVEMENT: *The City has continued to promote infill development and development adjacent to the City. Development within the annexation areas is encouraged to be clustered or grouped to assist in the reduction of infrastructure development costs. Pedestrian use and other alternative modes of transportation will be considered in building design. Although development proposals for these areas are preliminary, it is anticipated that they will include elements of workforce housing and mixed-use development to accommodate sufficient residential land uses. Due to topography and other environmental issues, the City will encourage housing developments to be clustered at higher densities on developable portions of properties designated for residential use so that the remainder of the properties can be left undeveloped to reduce adverse safety environmental resource impacts.*

PROGRAM 5 - Encourage the Use of Development Agreements

The City shall encourage developers to enter into agreements with Grass Valley, vesting the developer's right to proceed with a project under the regulations in effect at the time of application, in exchange for commitments from developers on providing or establishing a financing mechanism for necessary public facilities that serve new development. Grass Valley will promote this option during pre-annexation and pre-application meetings.

TIMEFRAME: Current and ongoing, 2003-2009

ACHIEVEMENT: *The City allows developers to enter into development agreements, which guarantee that subsequent changes in land use regulations will not affect the subject project during the period specified in the development.*

PROGRAM 6 - Annual Housing Element Monitoring Report

The Planning Department shall annually evaluate and report to the City Council on the City's progress in meeting its Housing Element objectives. The report to the City Council will include recommendations for changes in Housing Element programs.

TIMEFRAME: Annual report by or before October 1 each year

ACHIEVEMENT: *In 2004, the City approved its Housing Element; therefore, no changes were recommended. The City Council will annual receive updates regarding its progress in meeting the Housing Element objectives and determine if changes are needed..*

PROGRAM 7 - Promote Infill Development

In conjunction with Program 1, Adequate Sites for Housing, the City shall modify its annexation policies and procedures to promote infill development and development adjacent to the City (within its planning area) before seeking to expand the Sphere of Influence. Within the existing city limits, the City will promote infill development in the Redevelopment Area and other parts of the City where adequate public facilities and services are already in place and where small projects can be integrated with existing neighborhoods.

TIMEFRAME: Annexation plan containing additional policies and procedures was adopted in July 2003. Promotion of City policies will begin December 2004 and continue thereafter.

ACHIEVEMENT: *See Program 4*

PROGRAM 8 - Allow Alternative Housing Types to Meet Special Needs

The City shall continue to allow secondary dwelling units, group homes (residential care facilities), homeless and transitional housing facilities, and manufactured homes on individual lots and in mobile home parks, and farm worker housing according to the requirements of state law. To promote the City's development standards for alternative housing, the City will provide information at the Community Development Department public counter, provide a website link, and offer pre-application meetings to explain the City's policies and regulations. The City will also promote its standards for alternative housing types through its ongoing contacts with nonprofit housing organizations.

TIMEFRAME: Current and ongoing, 2003-2009

ACHIEVEMENT: *The City has continued to provide information at the front counter regarding the City's policies and regulations. As part of the new Development Code, the City will include the most current state regulations to support these types of housing needs.*

PROGRAM 9 - Housing for Persons with Disabilities

The City shall continue to implement state standards for accessibility in new housing by handicapped individuals. The City will require developers of affordable housing to incorporate adaptability and accessibility features in their project designs.

TIMEFRAME: Current and ongoing, 2003-2009

ACHIEVEMENT: *Implementation of state standards for handicapped accessibility is a continual program enforced by the City. Projects that receive State funding are required by law to have units that will be handicapped accessible.*

PROGRAM 10 - Designate Appropriate Locations for Homeless and Transitional Housing

The City shall review and revise its Zoning Ordinance to identify appropriate zones in which homeless and transitional housing will be allowed. Transitional housing, which is more consistent with conventional residential uses, may be appropriate in R-3 and mixed-use zoning districts. Overnight and short-term homeless shelters, which are more institutional in nature, may be appropriate in certain commercial zoning districts.

TIMEFRAME: Adopt Zoning Ordinance Revisions by December 2004

ACHIEVEMENT: *The City has hired a consultant to review the existing Zoning Ordinance and develop a new Development Code which will include provisions to address homeless and transitional housing.*

PROGRAM 11 - Housing Opportunities for Low-Income Families

Through its ongoing collaborations with nonprofit organizations and other public agencies to obtain funding for affordable housing projects and programs (see Program 15), the City shall seek to include housing units suitable for large families in new developments containing affordable housing, except in those projects designed specifically for non-family and small family special needs groups (such as seniors and persons with disabilities).

TIMEFRAME: Current and ongoing, 2003-2009

ACHIEVEMENT: *In 2004, the City did not receive any interest from non-profit*

organizations or other public agencies that would trigger the need to obtain funding to create housing for large families.

PROGRAM 12 - Workforce Housing Study

The City shall complete a study of options to provide "workforce" housing that is affordable to, and meets the needs of, residents who are employed locally. The study will include a Workforce Housing Design Program Implementation Report.

TIMEFRAME: Complete study by March 2004, implement thereafter, 2004-2009; regulatory changes to be completed by December 2005

ACHIEVEMENT: *The City adopted a "Workforce Housing Design Program" that: 1) evaluated architectural styles of existing housing in Grass Valley, 2) conducted an infill survey of vacant and/or underutilized parcels, 3) prepared preliminary architectural plans and cost estimates of affordable prototype, 4) identified recommendations for revisions to City regulations and legal mechanisms for maintaining affordability, and 5) developed options for incentives to encourage development of affordable prototype.*

The Study is available for review on the City's website and a notification was given to the building industry, businesses and realtor organizations.

PROGRAM 13 – Density Bonus

The City shall revise its density bonus program to conform to current requirements of state law. The City will offer a density bonus of 25 percent and at least one other financial or regulatory incentive, as required by state law (California Government Code sections 65915 to 65918).

TIMEFRAME: Adopt revisions to Zoning Ordinance by December 2005; review density bonus requests on a case-by-case basis until ordinance revisions are in place

ACHIEVEMENT: *The City allows interested developers to receive density bonuses on a project-by-project basis as required by state law. To implement this program more effectively, the City will evaluate the density bonus program within a section of the revised Zoning Ordinance.*

PROGRAM 14 - Affordable Housing Requirements of Redevelopment Law

The Grass Valley Redevelopment Agency shall continue to implement a plan for the use of tax increment housing set-aside funds and procedures for complying with the affordable housing provisions of redevelopment law (California Health and Safety Code sections 33334.2, 33413, and 33490).

TIMEFRAME: Continue implementation of 2000 - 2004 plan; update

implementation plan in 2005

ACHIEVEMENT: *The City has required a 20% of the units in Planned Unit Developments to be designated as affordable and will require it pursuant to state law within the redevelopment project area. However, an updated AB1290 Plan was previously adopted and updated in June 2004 that governs the provisions of affordable housing within the City's redevelopment project area and/or projects assisted by the Redevelopment Agency (as required by state law).*

In addition, in January 2004, the Redevelopment Agency approved the use of LMI funds in the amount of \$100,000 to assist in the City's Housing Rehabilitation Program, which targets to low and moderate-income households. Additionally, on November 23, 2004, the Redevelopment Agency approved the use of LMI funds in the amount of \$75,000 to assist Habitat for Humanity with infrastructure needs.

PROGRAM 15 - Pursue State and Federal Funding for Affordable Housing

The City shall continue to pursue available and appropriate state and federal funding sources in cooperation with private developers, nonprofit housing corporations, the Nevada County Housing Authority, and other interested entities to support efforts to meet the housing needs of low- and moderate-income households and to assist persons with rent payments required for existing units.

TIMEFRAME: Current and ongoing, 2003 - 2009

ACHIEVEMENT: *The City has continued to pursue various funding sources and has included information on its Housing Rehabilitation Program in the Grass Valley Messenger. In August and October 2005, a public outreach campaign was developed which provided education on the benefits of the City's Housing Rehabilitation Program.*

PROGRAM 16 - Tax Exempt Bonds and Mortgage Credit Certificates

The City shall investigate the feasibility of becoming a member of a joint municipal power agency for the purpose of pooling resources to issue tax exempt bonds or mortgage credit certificates for financing the construction of affordable housing or providing financial assistance to low- and moderate-income homebuyer assistance

TIMEFRAME: Investigate feasibility of participation and report to the City Council by December 2004; if determined to be feasible, begin participation by June 2005

ACHIEVEMENT: *The City investigated the use of tax exempt bonds and mortgage credit certificates in 2004 and established dialogue with other local jurisdictions to pursue this program. At this time the City is still evaluating*

options.

PROGRAM 17 - Community Reinvestment Act

The City shall contact financial institutions serving Grass Valley to solicit interest in providing financing to low- and moderate-income housing as part of their responsibility under the federal Community Reinvestment Act. The City will seek specific lending commitments in conjunction with Redevelopment Agency, state, and federal funds.

TIMEFRAME: Annual presentations, 2003 - 2009, additional meetings with specific lenders as needed

ACHIEVEMENT: *In August and October 2004, a public outreach campaign was developed which contacted all local lending agencies and informed them of the City's Housing Rehabilitation Program.*

PROGRAM 18 - Housing Rehabilitation Programs

The City shall continue to use local, federal, and state for funds for housing rehabilitation, provide loans for both owner-occupant and rental rehabilitation, and offer grants to homeowners for emergency repairs. The City will promote this program through a City website link, information at the Community Development Department public counter and other public locations in Grass Valley, and program information in the Grass Valley City Messenger.

TIMEFRAME: Current and ongoing, 2003 – 2009

ACHIEVEMENT: *In 2002, three (3) homes were rehabilitated using state funds grant funds and the City included information about its Housing Rehabilitation Program in the Grass Valley Messenger. In August and October 2004, a public outreach campaign was developed which provided education on the benefits of the Housing Rehabilitation Program.*

PROGRAM 19 - Preservation of At-Risk Housing

The City shall work with property owners, other public agencies, and non-profit housing organizations to preserve existing subsidized rental housing in which the owner could increase rents to market rates within the next ten years. To encourage existing owners to maintain the affordability of such rental housing, the City would offer low-interest rehabilitation loans from its Redevelopment Housing Set-Aside Fund, subject to the availability of funding at the time of request; assist owners in applying for state or federal assistance for refinancing, acquisition, and/or rehabilitation; or provide "gap" financing to interested public agencies or nonprofit housing organizations interested in purchasing "at-risk" rental housing developments.

TIMEFRAME: Annual monitoring, 2003 – 2009

ACHIEVEMENT: *In 2004, the City has not been aware of any housing projects that are "at-risk" of becoming market rate, however, when such event does occur, the City will work with property owners to comply with state and federal notification requirements.*

PROGRAM 20 - Rental Assistance

The City shall continue to cooperate with the Nevada County Housing Authority in its administration of the federal Housing Choice Voucher (formerly called "Section 8") rental assistance program to maintain the availability of housing vouchers in Grass Valley.

TIMEFRAME: Annual collaboration with the Housing Authority during federal funding request, information distribution, current and ongoing, 2003 – 2009

ACHIEVEMENT: *The City provides necessary information to the Nevada County Housing Authority for assistance with the Housing Choice Voucher on an as needed basis.*

PROGRAM 21 -Preservation of Mobilehome Parks

Grass Valley shall meet with mobilehome park owners to discuss their long-term goals for their properties and the feasibility of preserving these parks. Feasibility will be evaluated based on the condition of park infrastructure and buildings, the condition of mobile homes located in the park, parcel size, accessibility to services, and surrounding land uses.

TIMEFRAME: Meet with property owners and determine feasibility of preservation by December 2006

ACHIEVEMENT: *In 2004, the City did not have the opportunity to meet with mobilehome park owners, however, it is the intent to discuss their long-term goals in preserving these parks by the end of 2006.*

PROGRAM 22 – Housing Survey

The City shall conduct a housing survey to document its efforts at improving housing conditions and to identify future areas and housing types for targeting its code enforcement, housing rehabilitation assistance, and neighborhood improvement efforts. The survey will also update the City's inventory of historic residential structures and rehabilitation/preservation needs of these residences.

TIMEFRAME: Complete survey and report to the City Council by June 2005

ACHIEVEMENT: *In 2004, the City did not conduct a housing survey. When a study is conducted, the City will identify future areas and housing types for targeting its code enforcement, housing rehabilitation assistance, and neighborhood improvement efforts. The City is expected to receive a CDBG Planning and Technical Assistance Grant in 2005 and start the survey in early 2006.*

PROGRAM 23 - Housing Code Enforcement

The City shall continue to combine code enforcement and housing rehabilitation assistance, targeted to older neighborhoods with concentrations of substandard housing. Code enforcement will occur primarily on a complaint or request basis. The code enforcement officer will provide the resident and/or property owner with information on the City's housing rehabilitation assistance program.

TIMEFRAME: Current and ongoing, 2003 – 2009

ACHIEVEMENT: *The City's code enforcement officer also assists with the housing rehabilitation program by informing the residents and/or property owners about the program and potential loan opportunities for rehabilitation. In 2004, the City prepared an "Administrative Penalty Ordinance" that allows the City to apply fines to its enforcement procedures.*

PROGRAM 24 - Re-Use of Large, Older Homes

The City shall permit the re-use of large, older homes located in the Downtown area and R-2 and R-3 zoning districts as multi-unit residential structures, provided historic preservation policies of the General Plan Historical Resources Element are followed and the re-use is consistent with zoning requirements. The City will assist in the re-use of older homes that require rehabilitation if the property owner intends to sell or rent the units to low- or moderate-income households. Assistance will be in the form of loans under the City's housing rehabilitation program or first-time homebuyer program for reuse projects that create multi-unit ownership properties.

TIMEFRAME: Current and ongoing, 2003 - 2009

ACHIEVEMENT: *The City has continued to follow the General Plan's Historical Resources Element relating to the re-use of larger, older homes.*

PROGRAM 25 - Demolition of Historic Residences

The City shall adopt an ordinance that discourages or prohibits the demolition of historic structures, including historic residence. The City will use incentives available under programs 17 and 23 to assist owners of historic structures who do not have the financial capacity to maintain their properties. The City will make

the community aware of the ordinance through a link to the City's web site, an informational flyer at the Community Development public counter, and distribution of information to local historic preservation organizations.

TIMEFRAME: Adopt ordinance by June 2004

ACHIEVEMENT: *In 2004, City staff was continuing to obtain information from other jurisdictions regarding discouraging the demolition of historic structures as well as working with the Historical Commission to develop language that would be included in an ordinance that would prohibit the demolition of historic structures.*

PROGRAM 26 - Fair Housing Program

The City shall continue to promote equal housing opportunity for all persons regardless of race, religion, sex, marital status, ancestry, nation origin, or color by supporting efforts of community groups that provide counseling, investigatory, legal, or referral services to victims of discrimination.

TIMEFRAME: Current and ongoing, 2003 - 2009

ACHIEVEMENT: *The Fair Housing Program is implemented on an ongoing basis by the City's Building Department at the public counter. As opposed to designating one person to deal with fair housing discrimination, the City has educated its public counter staff to be able to provide that information to people as it is requested. Information on housing discrimination is available upon request. A pamphlet entitled "Fair Housing, It's Your Right" is also made available to the public.*

PROGRAM 27 - Energy Conservation for New Construction and Residential Design

The City shall continue to enforce state energy efficiency requirements for new residential construction (Title 24 of the California Code of Regulations) and shall encourage, through the City's residential design guidelines, additional energy conservation measures with respect to the siting of buildings, landscaping, and solar access.

TIMEFRAME: Current and ongoing, 2003 – 2009

ACHIEVEMENT: The City has continued to enforce the energy efficiency requirements for new residential construction through the building department.

PROGRAM 28 - Weatherization and Energy Conservation for Existing Dwelling Units

The City shall post and distribute information on currently available

weatherization and energy conservation programs in conjunction with the housing rehabilitation.

TIMEFRAME: Current and ongoing, 2003 -2009

ACHIEVEMENT: In 2004, the City did not have the opportunity to post and distribute information regarding weatherization and energy conservation, however, this information will be distributed in the future.

2. Assess effectiveness of actions and outcomes

It is difficult to assess the effectiveness of each of these programs during the 2004 year because at that time, the Housing Element was just approved and accepted by the state in April 2004. However, the City has continued to implement several of the items identified in its Housing Element as outlined above. The need to provide various housing types is an important issue within the community and the City is doing its part through the implementation of various programs and policies to facilitate in the development of housing.

C. Progress toward mitigating governmental constraints identified in the housing element.

The City of Grass Valley has continued to mitigate governmental constraints identified in the housing element. The City's efforts to update the 1993 Housing Element took over six (6) months with three (3) public hearings with the Planning Commission and City Council. The document was approved by City Council in January 2004 and final approval by the State Housing and Community Development Department in April 2004. The updated Housing Element identifies goals and policies as well as new programs for the City to implement during the 2003-2009 period to assist with the development of various housing units.

The need to provide housing in the community for various income levels has been an issue in the community and several policies and regulations have been adopted by the City that can be mitigated by the City to encourage housing development. A few of these policies are identified below.

Land Use Policies

The City has adopted zoning standards within the General Plan that allows development in four residential land use categories (urban estate density, urban low density, urban medium density and urban high density), and two (2) additional land use designations that would include a mixture of residential and commercial land uses of varying densities (Corporate Business Park overlay and Special Development Area).

The City has continued its Development Review Committee (DRC), which does not impose an additional constraint on development in the City. The DRC, which meets twice monthly, reviews such things as: 1) the re-use or modifications of existing buildings or sites, 2) improvements to the exterior of building remodeling projects and new development projects, 3) building alterations for commercial areas within the downtown Historic District, and 4) consistency with established design standards.

Residential Zoning Standards

The City's current Zoning Ordinance allows residential uses in other zoning districts in addition to the residential zones (RE, R-1, R-2, R2A and R-3), which includes Office and Professional District, Community Business District, Central Business District, Downtown Central Business District, Heavy Commercial District, Corporate Business Park District, Light Industrial District, General Industrial District and the Specific Plan District. These additional zoning districts can be permitted with the acquisition of a use permit.

Flexibility in zoning standards is a way to mitigate governmental constraints. In

cases where project density may be constrained by environmental or other factors, the City has allowed developers to exceed the height limit to achieve a feasible project density.

The City is currently working with a consultant to update and revise its Zoning Ordinance. A portion of the Code will be formed based and will assist with the reduction of constraints that may be imposed on a housing development such as yard and setback requirements and minimum lot size (10,000 square feet) for residential zones.

Environmental Constraints

Some land within the City limits is considered unbuildable and is therefore, required to be preserved in its natural state. The City has addressed this potential constraint by identifying land for medium and high-density housing that has fewer topographic constraints and permitting the "transfer" of housing units within a property onto a less sloped portion of a site.

Mardy Murphy

From: Linda Nichols
Sent: Thursday, December 29, 2005 7:26 AM
To: Mardy Murphy
Subject: FW: 2004 Annual Report

FYI for your records. I responded with an RSVP to the email.

From: Tom Last [mailto:toml@cityofgrassvalley.com]
Sent: Wednesday, December 28, 2005 4:03 PM
To: Linda Nichols
Cc: Joe Heckel
Subject: 2004 Annual Report

Linda,

Pursuant to your voice mail I have attached the cover letter and annual report. I have also sent the signed, hard copy in the mail today.

Please confirm that you have received this!

Thank you,

Tom Last
Planning Director
City of Grass Valley
(530) 274-4711

December 28, 2005

Cathy E. Creswell, Deputy Director
Department of Housing and Community Development
Division of Housing Policy Department
PO Box 952053
Sacramento, CA 94252-2053

Dear Ms. Creswell:

The City of Grass Valley is submitting its Annual Housing Element Update for the period of January 1, 2004 – December 31, 2004. The review examines the progress made in meeting the City's regional housing need including a status report on the Action Plans identified in the 2003 – 2009 Housing Element and the accomplishments that were made by the City.

Even though the City's Housing Element was not approved by the State Department of Housing and Community Development until April 2004, several programs were ongoing and achievements have been made in working toward providing housing opportunities for various income groups during the 2004 year.

The City is looking forward to the Workforce Housing Incentive Grant Program application and believes the submittal of this Housing Element Update will satisfy one of the requirements to be eligible for grant funds.

If you have any questions, please give me a call at (530) 274-4330.

Sincerely,

Joe C. Heckel
Community Development Director

City of Grass Valley
Annual Housing Element Update
1/1/04 -12/31/04

Jurisdiction: City of Grass Valley

Address: 125 East Main Street
Grass Valley, CA 95945

Contact: Joe C. Heckel, Community Development Director

Phone: (530) 274-4330

A. Progress in meeting Regional Housing Need

1. Total number of new housing permits issued
Single Family Dwelling: 26
Multi Family Dwelling: 55
2. Describe the affordability, by income level, of new units including the number of deed restricted affordable housing unit.

52 Multi Family Dwelling Units

11-units are set aside for very low income and 41-units are set aside for low income. The deed restrictions are for 55 years.

3. Compare units added to regional housing need allocation by income category (very low, lower, moderate, and above moderate)

Goals	Very Low	Low	Moderate	Above Moderate
Regional Housing Allocation	274	261	333	580
2003 Units Developed	80	1	0	116
2004 Units Developed	11	41	0	29

**City of Grass Valley
Annual Housing Element Update
1/1/04 -12/31/04**

B. The effectiveness of the housing element in attainment of the community's housing goals and objectives

1. Program-by-program status report relative to implementation schedule from each program in the housing element; describe actions taken to implement each program.

PROGRAM 1 - Provide Adequate Sites for Housing

As land is annexed, the City shall utilize one or more of the following options: 1) apply an appropriate zoning category or categories that reflects environmental conditions and development needs; 2) encourage the incorporation of mixed-uses to all areas being evaluated for annexation; 3) work with property owners to prepare a specific plan containing project specific development standards; or 4) apply a planned unit development overlay zone designation to permit variation from the strict application of zoning standards. These options reflect historic City practices in annexing land since the adoption of the 1993 Housing Element.

TIMEFRAME: Current and ongoing, 2003-2009

ACHIEVEMENT: *In 2004, the City annexed 212.12 acres of land. This consisted of seven different annexation applications. Most of the annexed land was developed. The City processes annexations based on the Sphere of Influence Plan or individual requests for annexation and does not prioritize them by potential land use density. However, when land is annexed, the City is consistent with the General Plan and consistent with the Program Actions recommended in the Housing Element.*

Several large site annexations are still pending. These developments are being processed through the entitlement phase as planned developments and/or specific plans, which are similar processes.

Although there were no specific plans submitted in 2004, when such submittal does occur, the City pre-zones areas prior to annexations based on the General Plan designations, which alleviates the need for later rezoning of property.

PROGRAM 2 - Flexible Development Standards and Mixed Use Developments

The City shall encourage creative approaches to meeting housing needs through a planned development process and allowances for mixed-use development,

such as housing over street-level commercial uses in the Downtown area and mixed use developments in annexation projects, when such developments can contribute to the City's balance of housing in relation to jobs or provide affordable housing for low- and moderate-income households. The City will promote opportunities for creative development in pre-application and pre-annexation meetings with applicants, information to be distributed at the Community Development Department public counter, and a website link to the Community Development Department (which includes Redevelopment Agency programs).

TIMEFRAME: Current and ongoing, 2003-2009

ACHIEVEMENT: *The City has continued to encourage creative approaches to meeting housing needs and is currently working with a consultant to review the existing Zoning Ordinance and develop a new Development Code which will include opportunities for mixed use developments. In addition, the City Council approved the use of \$40,000 in Redevelopment funds to prepare a Master Plan for the businesses fronting South Auburn Street. The study will be completed in 2005. The City has continued to provide information on development regulations, Planned Unit Development and General Plan information at the front counter. In 2003, the City approved two mixed-use projects containing 67 apartments and duplexes and commercial uses. In 2004, the City approved one mixed-use project which included 4 apartments and a commercial use.*

PROGRAM 3 - Reduce Regulatory Barriers to Affordable Housing

The City shall review and revise its zoning standards and permit process to encourage the production of ownership housing for moderate-income households and to assure that zoning requirements do not unreasonably impact low-income households and to assure that zoning requirements do not unreasonably impact low-income housing proposals.

TIMEFRAME: Adopt zoning revisions by December 2005

ACHIEVEMENT: *The City allows interested developers to receive density bonuses on a project-by-project basis; however, the City did not have an opportunity to use its Density Bonus Program in 2004. A section of the revised Zoning Ordinance will address density bonuses. Although the City has not received an application for a mixed-use project within the sphere of the Downtown Strategic Plan in 2004, when a mixed-use project is submitted, the City will review its current parking with the ability to reduce the parking standards. In 2004, through the use of Planned Unit Developments (PUD), the City approved three projects with the following affordability requirements: 5 Very Low Income Units, 15 Low Income Units, and 6 Moderate Income Units.*

The City has hired a consultant to review the existing Zoning Ordinance and

develop a new Development Code which will include information on: 1) community care facilities in residential zones, 2) language regarding mobile home parks, 3) transitional housing, 4) residential zones and 5) placement of structures and modifications in yards.

After the adoption of the state law regarding second units went into effect, the City has adopted an administrative policy to comply with the state law. Although there is no formal policy for "fast tracking" affordable housing proposals, the City has worked to expedite affordable housing projects.

PROGRAM 4 - Implement General Plan Policies

The City shall continue to implement General Plan policies that encourage efficient use of unconstrained land and a healthy economic base.

TIMEFRAME: Current and ongoing, 2003-2009

ACHIEVEMENT: *The City has continued to promote infill development and development adjacent to the City. Development within the annexation areas is encouraged to be clustered or grouped to assist in the reduction of infrastructure development costs. Pedestrian use and other alternative modes of transportation will be considered in building design. Although development proposals for these areas are preliminary, it is anticipated that they will include elements of workforce housing and mixed-use development to accommodate sufficient residential land uses. Due to topography and other environmental issues, the City will encourage housing developments to be clustered at higher densities on developable portions of properties designated for residential use so that the remainder of the properties can be left undeveloped to reduce adverse safety environmental resource impacts.*

PROGRAM 5 - Encourage the Use of Development Agreements

The City shall encourage developers to enter into agreements with Grass Valley, vesting the developer's right to proceed with a project under the regulations in effect at the time of application, in exchange for commitments from developers on providing or establishing a financing mechanism for necessary public facilities that serve new development. Grass Valley will promote this option during pre-annexation and pre-application meetings.

TIMEFRAME: Current and ongoing, 2003-2009

ACHIEVEMENT: *The City allows developers to enter into development agreements, which guarantee that subsequent changes in land use regulations will not affect the subject project during the period specified in the development.*

PROGRAM 6 - Annual Housing Element Monitoring Report

The Planning Department shall annually evaluate and report to the City Council on the City's progress in meeting its Housing Element objectives. The report to the City Council will include recommendations for changes in Housing Element programs.

TIMEFRAME: Annual report by or before October 1 each year

ACHIEVEMENT: *In 2004, the City approved its Housing Element; therefore, no changes were recommended. The City Council will annual receive updates regarding its progress in meeting the Housing Element objectives and determine if changes are needed..*

PROGRAM 7 - Promote Infill Development

In conjunction with Program 1, Adequate Sites for Housing, the City shall modify its annexation policies and procedures to promote infill development and development adjacent to the City (within its planning area) before seeking to expand the Sphere of Influence. Within the existing city limits, the City will promote infill development in the Redevelopment Area and other parts of the City where adequate public facilities and services are already in place and where small projects can be integrated with existing neighborhoods.

TIMEFRAME: Annexation plan containing additional policies and procedures was adopted in July 2003. Promotion of City policies will begin December 2004 and continue thereafter.

ACHIEVEMENT: *See Program 4*

PROGRAM 8 - Allow Alternative Housing Types to Meet Special Needs

The City shall continue to allow secondary dwelling units, group homes (residential care facilities), homeless and transitional housing facilities, and manufactured homes on individual lots and in mobile home parks, and farm worker housing according to the requirements of state law. To promote the City's development standards for alternative housing, the City will provide information at the Community Development Department public counter, provide a website link, and offer pre-application meetings to explain the City's policies and regulations. The City will also promote its standards for alternative housing types through its ongoing contacts with nonprofit housing organizations.

TIMEFRAME: Current and ongoing, 2003-2009

ACHIEVEMENT: *The City has continued to provide information at the front counter regarding the City's policies and regulations. As part of the new Development Code, the City will include the most current state regulations to support these types of housing needs.*

PROGRAM 9 - Housing for Persons with Disabilities

The City shall continue to implement state standards for accessibility in new housing by handicapped individuals. The City will require developers of affordable housing to incorporate adaptability and accessibility features in their project designs.

TIMEFRAME: Current and ongoing, 2003-2009

ACHIEVEMENT: *Implementation of state standards for handicapped accessibility is a continual program enforced by the City. Projects that receive State funding are required by law to have units that will be handicapped accessible.*

PROGRAM 10 - Designate Appropriate Locations for Homeless and Transitional Housing

The City shall review and revise its Zoning Ordinance to identify appropriate zones in which homeless and transitional housing will be allowed. Transitional housing, which is more consistent with conventional residential uses, may be appropriate in R-3 and mixed-use zoning districts. Overnight and short-term homeless shelters, which are more institutional in nature, may be appropriate in certain commercial zoning districts.

TIMEFRAME: Adopt Zoning Ordinance Revisions by December 2004

ACHIEVEMENT: *The City has hired a consultant to review the existing Zoning Ordinance and develop a new Development Code which will include provisions to address homeless and transitional housing.*

PROGRAM 11 - Housing Opportunities for Low-Income Families

Through its ongoing collaborations with nonprofit organizations and other public agencies to obtain funding for affordable housing projects and programs (see Program 15), the City shall seek to include housing units suitable for large families in new developments containing affordable housing, except in those projects designed specifically for non-family and small family special needs groups (such as seniors and persons with disabilities).

TIMEFRAME: Current and ongoing, 2003-2009

ACHIEVEMENT: *In 2004, the City did not receive any interest from non-profit*

organizations or other public agencies that would trigger the need to obtain funding to create housing for large families.

PROGRAM 12 - Workforce Housing Study

The City shall complete a study of options to provide "workforce" housing that is affordable to, and meets the needs of, residents who are employed locally. The study will include a Workforce Housing Design Program Implementation Report.

TIMEFRAME: Complete study by March 2004, implement thereafter, 2004-2009; regulatory changes to be completed by December 2005

ACHIEVEMENT: *The City adopted a "Workforce Housing Design Program" that: 1) evaluated architectural styles of existing housing in Grass Valley, 2) conducted an infill survey of vacant and/or underutilized parcels, 3) prepared preliminary architectural plans and cost estimates of affordable prototype, 4) identified recommendations for revisions to City regulations and legal mechanisms for maintaining affordability, and 5) developed options for incentives to encourage development of affordable prototype.*

The Study is available for review on the City's website and a notification was given to the building industry, businesses and realtor organizations.

PROGRAM 13 – Density Bonus

The City shall revise its density bonus program to conform to current requirements of state law. The City will offer a density bonus of 25 percent and at least one other financial or regulatory incentive, as required by state law (California Government Code sections 65915 to 65918).

TIMEFRAME: Adopt revisions to Zoning Ordinance by December 2005; review density bonus requests on a case-by-case basis until ordinance revisions are in place

ACHIEVEMENT: *The City allows interested developers to receive density bonuses on a project-by-project basis as required by state law. To implement this program more effectively, the City will evaluate the density bonus program within a section of the revised Zoning Ordinance.*

PROGRAM 14 - Affordable Housing Requirements of Redevelopment Law

The Grass Valley Redevelopment Agency shall continue to implement a plan for the use of tax increment housing set-aside funds and procedures for complying with the affordable housing provisions of redevelopment law (California Health and Safety Code sections 33334.2, 33413, and 33490).

TIMEFRAME: Continue implementation of 2000 - 2004 plan; update

implementation plan in 2005

ACHIEVEMENT: *The City has required a 20% of the units in Planned Unit Developments to be designated as affordable and will require it pursuant to state law within the redevelopment project area. However, an updated AB1290 Plan was previously adopted and updated in June 2004 that governs the provisions of affordable housing within the City's redevelopment project area and/or projects assisted by the Redevelopment Agency (as required by state law).*

In addition, in January 2004, the Redevelopment Agency approved the use of LMI funds in the amount of \$100,000 to assist in the City's Housing Rehabilitation Program, which targets to low and moderate-income households. Additionally, on November 23, 2004, the Redevelopment Agency approved the use of LMI funds in the amount of \$75,000 to assist Habitat for Humanity with infrastructure needs.

PROGRAM 15 - Pursue State and Federal Funding for Affordable Housing

The City shall continue to pursue available and appropriate state and federal funding sources in cooperation with private developers, nonprofit housing corporations, the Nevada County Housing Authority, and other interested entities to support efforts to meet the housing needs of low- and moderate-income households and to assist persons with rent payments required for existing units.

TIMEFRAME: Current and ongoing, 2003 - 2009

ACHIEVEMENT: *The City has continued to pursue various funding sources and has included information on its Housing Rehabilitation Program in the Grass Valley Messenger. In August and October 2005, a public outreach campaign was developed which provided education on the benefits of the City's Housing Rehabilitation Program.*

PROGRAM 16 - Tax Exempt Bonds and Mortgage Credit Certificates

The City shall investigate the feasibility of becoming a member of a joint municipal power agency for the purpose of pooling resources to issue tax exempt bonds or mortgage credit certificates for financing the construction of affordable housing or providing financial assistance to low- and moderate-income homebuyer assistance

TIMEFRAME: Investigate feasibility of participation and report to the City Council by December 2004; if determined to be feasible, begin participation by June 2005

ACHIEVEMENT: *The City investigated the use of tax exempt bonds and mortgage credit certificates in 2004 and established dialogue with other local jurisdictions to pursue this program. At this time the City is still evaluating*

options.

PROGRAM 17 - Community Reinvestment Act

The City shall contact financial institutions serving Grass Valley to solicit interest in providing financing to low- and moderate-income housing as part of their responsibility under the federal Community Reinvestment Act. The City will seek specific lending commitments in conjunction with Redevelopment Agency, state, and federal funds.

TIMEFRAME: Annual presentations, 2003 - 2009, additional meetings with specific lenders as needed

ACHIEVEMENT: *In August and October 2004, a public outreach campaign was developed which contacted all local lending agencies and informed them of the City's Housing Rehabilitation Program.*

PROGRAM 18 - Housing Rehabilitation Programs

The City shall continue to use local, federal, and state for funds for housing rehabilitation, provide loans for both owner-occupant and rental rehabilitation, and offer grants to homeowners for emergency repairs. The City will promote this program through a City website link, information at the Community Development Department public counter and other public locations in Grass Valley, and program information in the Grass Valley City Messenger.

TIMEFRAME: Current and ongoing, 2003 – 2009

ACHIEVEMENT: *In 2002, three (3) homes were rehabilitated using state funds grant funds and the City included information about its Housing Rehabilitation Program in the Grass Valley Messenger. In August and October 2004, a public outreach campaign was developed which provided education on the benefits of the Housing Rehabilitation Program.*

PROGRAM 19 - Preservation of At-Risk Housing

The City shall work with property owners, other public agencies, and non-profit housing organizations to preserve existing subsidized rental housing in which the owner could increase rents to market rates within the next ten years. To encourage existing owners to maintain the affordability of such rental housing, the City would offer low-interest rehabilitation loans from its Redevelopment Housing Set-Aside Fund, subject to the availability of funding at the time of request; assist owners in applying for state or federal assistance for refinancing, acquisition, and/or rehabilitation; or provide "gap" financing to interested public agencies or nonprofit housing organizations interested in purchasing "at-risk" rental housing developments.

TIMEFRAME: Annual monitoring, 2003 – 2009

ACHIEVEMENT: *In 2004, the City has not been aware of any housing projects that are "at-risk" of becoming market rate, however, when such event does occur, the City will work with property owners to comply with state and federal notification requirements.*

PROGRAM 20 - Rental Assistance

The City shall continue to cooperate with the Nevada County Housing Authority in its administration of the federal Housing Choice Voucher (formerly called "Section 8") rental assistance program to maintain the availability of housing vouchers in Grass Valley.

TIMEFRAME: Annual collaboration with the Housing Authority during federal funding request, information distribution, current and ongoing, 2003 – 2009

ACHIEVEMENT: *The City provides necessary information to the Nevada County Housing Authority for assistance with the Housing Choice Voucher on an as needed basis.*

PROGRAM 21 -Preservation of Mobilehome Parks

Grass Valley shall meet with mobilehome park owners to discuss their long-term goals for their properties and the feasibility of preserving these parks. Feasibility will be evaluated based on the condition of park infrastructure and buildings, the condition of mobile homes located in the park, parcel size, accessibility to services, and surrounding land uses.

TIMEFRAME: Meet with property owners and determine feasibility of preservation by December 2006

ACHIEVEMENT: *In 2004, the City did not have the opportunity to meet with mobilehome park owners, however, it is the intent to discuss their long-term goals in preserving these parks by the end of 2006.*

PROGRAM 22 – Housing Survey

The City shall conduct a housing survey to document its efforts at improving housing conditions and to identify future areas and housing types for targeting its code enforcement, housing rehabilitation assistance, and neighborhood improvement efforts. The survey will also update the City's inventory of historic residential structures and rehabilitation/preservation needs of these residences.

TIMEFRAME: Complete survey and report to the City Council by June 2005

ACHIEVEMENT: *In 2004, the City did not conduct a housing survey. When a study is conducted, the City will identify future areas and housing types for targeting its code enforcement, housing rehabilitation assistance, and neighborhood improvement efforts. The City is expected to receive a CDBG Planning and Technical Assistance Grant in 2005 and start the survey in early 2006.*

PROGRAM 23 - Housing Code Enforcement

The City shall continue to combine code enforcement and housing rehabilitation assistance, targeted to older neighborhoods with concentrations of substandard housing. Code enforcement will occur primarily on a complaint or request basis. The code enforcement officer will provide the resident and/or property owner with information on the City's housing rehabilitation assistance program.

TIMEFRAME: Current and ongoing, 2003 – 2009

ACHIEVEMENT: *The City's code enforcement officer also assists with the housing rehabilitation program by informing the residents and/or property owners about the program and potential loan opportunities for rehabilitation. In 2004, the City prepared an "Administrative Penalty Ordinance" that allows the City to apply fines to its enforcement procedures.*

PROGRAM 24 - Re-Use of Large, Older Homes

The City shall permit the re-use of large, older homes located in the Downtown area and R-2 and R-3 zoning districts as multi-unit residential structures, provided historic preservation policies of the General Plan Historical Resources Element are followed and the re-use is consistent with zoning requirements. The City will assist in the re-use of older homes that require rehabilitation if the property owner intends to sell or rent the units to low- or moderate-income households. Assistance will be in the form of loans under the City's housing rehabilitation program or first-time homebuyer program for reuse projects that create multi-unit ownership properties.

TIMEFRAME: Current and ongoing, 2003 - 2009

ACHIEVEMENT: *The City has continued to follow the General Plan's Historical Resources Element relating to the re-use of larger, older homes.*

PROGRAM 25 - Demolition of Historic Residences

The City shall adopt an ordinance that discourages or prohibits the demolition of historic structures, including historic residence. The City will use incentives available under programs 17 and 23 to assist owners of historic structures who do not have the financial capacity to maintain their properties. The City will make

the community aware of the ordinance through a link to the City's web site, an informational flyer at the Community Development public counter, and distribution of information to local historic preservation organizations.

TIMEFRAME: Adopt ordinance by June 2004

ACHIEVEMENT: *In 2004, City staff was continuing to obtain information from other jurisdictions regarding discouraging the demolition of historic structures as well as working with the Historical Commission to develop language that would be included in an ordinance that would prohibit the demolition of historic structures.*

PROGRAM 26 - Fair Housing Program

The City shall continue to promote equal housing opportunity for all persons regardless of race, religion, sex, marital status, ancestry, nation origin, or color by supporting efforts of community groups that provide counseling, investigatory, legal, or referral services to victims of discrimination.

TIMEFRAME: Current and ongoing, 2003 - 2009

ACHIEVEMENT: *The Fair Housing Program is implemented on an ongoing basis by the City's Building Department at the public counter. As opposed to designating one person to deal with fair housing discrimination, the City has educated its public counter staff to be able to provide that information to people as it is requested. Information on housing discrimination is available upon request. A pamphlet entitled "Fair Housing, It's Your Right" is also made available to the public.*

PROGRAM 27 - Energy Conservation for New Construction and Residential Design

The City shall continue to enforce state energy efficiency requirements for new residential construction (Title 24 of the California Code of Regulations) and shall encourage, through the City's residential design guidelines, additional energy conservation measures with respect to the siting of buildings, landscaping, and solar access.

TIMEFRAME: Current and ongoing, 2003 – 2009

ACHIEVEMENT: The City has continued to enforce the energy efficiency requirements for new residential construction through the building department.

PROGRAM 28 - Weatherization and Energy Conservation for Existing Dwelling Units

The City shall post and distribute information on currently available

weatherization and energy conservation programs in conjunction with the housing rehabilitation.

TIMEFRAME: Current and ongoing, 2003 -2009

ACHIEVEMENT: In 2004, the City did not have the opportunity to post and distribute information regarding weatherization and energy conservation, however, this information will be distributed in the future.

2. Assess effectiveness of actions and outcomes

It is difficult to assess the effectiveness of each of these programs during the 2004 year because at that time, the Housing Element was just approved and accepted by the state in April 2004. However, the City has continued to implement several of the items identified in its Housing Element as outlined above. The need to provide various housing types is an important issue within the community and the City is doing its part through the implementation of various programs and policies to facilitate in the development of housing.

C. Progress toward mitigating governmental constraints identified in the housing element.

The City of Grass Valley has continued to mitigate governmental constraints identified in the housing element. The City's efforts to update the 1993 Housing Element took over six (6) months with three (3) public hearings with the Planning Commission and City Council. The document was approved by City Council in January 2004 and final approval by the State Housing and Community Development Department in April 2004. The updated Housing Element identifies goals and policies as well as new programs for the City to implement during the 2003-2009 period to assist with the development of various housing units.

The need to provide housing in the community for various income levels has been an issue in the community and several policies and regulations have been adopted by the City that can be mitigated by the City to encourage housing development. A few of these policies are identified below.

Land Use Policies

The City has adopted zoning standards within the General Plan that allows development in four residential land use categories (urban estate density, urban low density, urban medium density and urban high density), and two (2) additional land use designations that would include a mixture of residential and commercial land uses of varying densities (Corporate Business Park overlay and Special Development Area).

The City has continued its Development Review Committee (DRC), which does not impose an additional constraint on development in the City. The DRC, which meets twice monthly, reviews such things as: 1) the re-use or modifications of existing buildings or sites, 2) improvements to the exterior of building remodeling projects and new development projects, 3) building alterations for commercial areas within the downtown Historic District, and 4) consistency with established design standards.

Residential Zoning Standards

The City's current Zoning Ordinance allows residential uses in other zoning districts in addition to the residential zones (RE, R-1, R-2, R2A and R-3), which includes Office and Professional District, Community Business District, Central Business District, Downtown Central Business District, Heavy Commercial District, Corporate Business Park District, Light Industrial District, General Industrial District and the Specific Plan District. These additional zoning districts can be permitted with the acquisition of a use permit.

Flexibility in zoning standards is a way to mitigate governmental constraints. In

cases where project density may be constrained by environmental or other factors, the City has allowed developers to exceed the height limit to achieve a feasible project density.

The City is currently working with a consultant to update and revise its Zoning Ordinance. A portion of the Code will be formed based and will assist with the reduction of constraints that may be imposed on a housing development such as yard and setback requirements and minimum lot size (10,000 square feet) for residential zones.

Environmental Constraints

Some land within the City limits is considered unbuildable and is therefore, required to be preserved in its natural state. The City has addressed this potential constraint by identifying land for medium and high-density housing that has fewer topographic constraints and permitting the "transfer" of housing units within a property onto a less sloped portion of a site.